

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

January 10, 2017

Present: Commissioner Sean D. Morrissey, Commissioner Julie Holbrook, Commissioner Brady Quinn, Commissioner John Ellis, City Planner Greg Schindler, Planner Brad Sanderson, Planner David Mann, Assistant City Engineer Shane Greenwood, Staff Attorney Steven Schaefermeyer, City Recorder Anna West

Absent: Commissioner Mark Woolley, Commissioner T. Earl Jolley

Others: See Attachment A

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Vice Chair Holbrook welcomed everyone and noted that Commissioner Mark Woolley and Commissioner Earl Jolley will not be here and are excused from tonight's meeting.

City Planner Greg Schindler said there were two items pulled from tonight's agenda. Items C.1. and E.1. were both pulled by the Applicants.

Vice Chair Holbrook asked if they would be appointing someone to the Architectural Review Committee along with appointing the next Chair and Vice Chair. City Planner Schindler said yes. We can add that to the Agenda changes.

B. Motion to Approve Agenda

Commissioner Quinn made a motion to approve the January 10, 2017 Planning Commission Agenda with the amendments. Commissioner Morrissey seconded the motion. Vote was unanimous in favor. Commissioner Woolley and Commissioner Jolley were absent.

C. Elect Commission Chairperson & Vice Chairperson for 2017

Commissioner Ellis motioned to appoint Commissioner Woolley as the new Chair for 2017. Commissioner Quinn seconded the motion. Vote was unanimous in favor. Commissioner Woolley and Commissioner Jolley were absent.

Commissioner Quinn motioned to appoint Commissioner Holbrook as the new Vice Chair for 2017. Commissioner Ellis seconded the motion. Vote was unanimous in favor. Commissioner Woolley was absent.

Commissioner Quinn motioned to reappoint Commissioner Jolley as the Planning Commission Liaison for the Architectural Review Committee for 2017. Commissioner Morrissey seconded the

motion. Vote was unanimous in favor with Commissioner Woolley and Commissioner Jolley absent.

D. Approval of the Minutes from the Meeting held on December 13, 2016

Vice Chair Holbrook said, she had a change on page 18 of the previous meeting minutes.

Commissioner Quinn motioned to approve the December 13, 2016 Planning Commission Meeting Minutes with the noted changes on page 18. Commissioner Morrissey seconded the motion. Vote was unanimous in favor. Commissioner Woolley and Commissioner Jolley were absent.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Vice Chair Holbrook opened for Citizen Comments. No speakers. She closed the Citizen Comment.

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

****Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)**

**A.1 Issue: DAYBREAK VILLAGE 4 EAST CONDOS #5, 6 & 7
PRELIMINARY PLAT
Address: Approx. 105546 South Oquirrh Lake Road
File No: SUB-2016.83, SUB-2016.84 & SUB-2016.85
Applicant: Daybreak Communities**

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. **Gary Langston, Daybreak Communities**, 4700 W. Daybreak Parkway, SJC; nothing to add.

Commissioner Quinn thanked Mr. Langston for providing the elevations.

Vice Chair Holbrook opened the Public Hearing. No speakers. She closed the Public Hearing.

A.2 Potential Action Item – (See VI.A.1)

Commissioner Quinn made a motion to a) Approve File No. SUB-2016.83, b) Approve File No. SUB-2016.84, and c) Approve File No. SUB-2016-.85 with the requirement that all South Jordan City requirements are met prior to recording the plat. Commissioner Ellis seconded the motion. Roll Call Vote was 4-0 in favor. Commissioner Woolley and Commissioner Jolley were absent.

**B.1 Issue: ESTATES AT GLENMOOR
PRELIMINARY SUBDIVISION
Address: Approx. 4700 West 10200 South
File No: PLPP201600751
Applicant: Win Rasband**

Planner David Mann reviewed the background information on this item from the packet staff report.

Win Rasband, Rasband Development, 971 W. Piperhorn Court, Alpine, UT; I am here for questions.

Commissioner Morrissey thanked Mr. Rasband for taking the time to think this through.

Vice Chair Holbrook opened the Public Hearing.

William Baker, 10132 Barnsley Lane, SJC; I have a couple of questions. What will the style of housing be; also, will a new fence be put in where the existing fence runs the length of everyone's property on Barnsley Lane; also, when they start developing will the property on the west side of my fence be higher or lower than my property.

Chad Cox, 10106 Barnsley Lane, SJC; I spoke with Mr. Rasband on the phone and I am glad to see this being done. My concern is with parcel A, which happens to be directly behind my property. Currently on the plat there is no access for the City to maintain that as storm water detention because it is land locked. My concern is with the access to maintain the property.

Vice Chair Holbrook closed the Public Hearing.

Mr. Rasband said the homes we are considering are a mix of ramblers and two story homes. Ramblers would be 2,300 sq. ft. and the two story from 2,500 to 3,500 sq. ft. He said he hadn't anticipated putting in a double fence on my east property line. He said the land on this property will probably be approximately three feet higher than Mr. Baker's property.

Commissioner Ellis said that parcel is sloped from high on the west to low on the east but it is not a real steep slope.

Mr. Rasband said in regards to plat A, with the setbacks, it was anticipated that is was going to need to be accessed to that parcel A to maintain it. It would go between lot 13 and lot 14 for access.

City Planner Greg Schindler said it shows a 15 foot public utility easement down there and it is wide enough for us to access. We need to have it labeled as an access easement rather than just a PUE.

Planner Mann said staff has talked with the project engineer about that and it hasn't been determined whether an easement would be the best course of action. There have been times where people have been unaware of an

easement on their property and they might put something there that might block the maintenance vehicles. We might require them to redraw so there is a dedicated pathway from the street so it is not land locked as it shows here.

City Planner Schindler said you could make it as a requirement to show it is an access easement. It might need to be paved so when they do sell the lot any property owner can see that it is actually an easement. I don't know if that would cut into the lot size.

Vice Chair Holbrook said if we approve this tonight one of the conditions is that access is provided to the proposed detention pond.

Mr. Baker asked when the houses are put in and irrigation takes over, what can be done to prevent excess water coming on my property.

Vice Chair Holbrook said, you can get Mr. Rasband's information and you two can work that out before approval of the site.

City Planner Schindler said it is shown that there is another 15 foot utility easement on the backs of these properties. They will naturally flow to the east and maybe our City Engineering Department can verify that once they get to that ditch that the applicant can propose along the backside that it flows to the north to the detention basin as well to take care of the water that comes off those properties.

Assistant City Engineer Shane Greenwood said the runoff would either drain to that basin or be retained on site. Each building permit that is submitted to the City we will review the grading plan for that lot so they don't get any encroachment of water on the other properties.

B.2 Potential Action Item – (See VI.B.1)

Commissioner Quinn made a motion to approve file no PLPP201600751 for the subdivision of real property located at approximately 4700 West 10200 South as presented to the Planning Commission, provided that 1) the lots are addressed according to county specifications, and 2) access is provided to the proposed detention pond on Parcel A for City maintenance. Commissioner Ellis seconded the motion. Roll Call Vote was unanimous 4-0. Commissioner Woolley and Commissioner Jolley were absent.

C.1	Issue:	SOUTH JORDAN BEEHIVE ASSISTED LIVING SITE PLAN
	Address:	3440 West 11400 South
	File No:	PLSPR201600806
	Applicant:	Dan McCullough

This item was pulled from the agenda by the applicant.

C.2 Potential Action Item – (See VI.C.1)

Pulled from Agenda.

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

***Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)**

D.1 Issue: JOLLEY PROPERTY REZONE
Address: 11054 South Lucas Lane
File No: PLZBA201600860
Applicant: Benson Whitney

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. He noted he has a concern from a resident that could not be here tonight. He asked that a copy of the notice be given to the City Recorder (Attachment B).

Applicant was not present.

Vice Chair Holbrook opened the Public Hearing.

Kelly Tryon, 3584 Samee Ridge Drive, SJC; I am here representing a group of people that live in the general area and are here tonight. Most of them live on either Gracie Lane or Sammee Ridge Drive. We have been residents here for 7-8 years. The detention pond has been filled in and subdivided into two home lots, which are better than a detention pond. During the time we have been here we were trying to find out how the rest of the property around it would be developed. Initially we were led to believe that this would be a horseshoe leading back to Lucas. The proposal on the table deviates from what we were told early on that you were going onto River Heights Drive. That bothers us some because River Heights Drive is a busy corridor and has lots of activity on it. There is high density housing that doesn't match up with what we have here so we are concerned about that. It seems that the detention ponds keeps getting moved from one place to another so we are not really quite sure what the future use of that property is going to be. The idea that there is a park in the area probably would add value to our property but on the other hand, these are residential areas and residential streets. We are still confused and concerned about how you are going to handle the parking for a large park area without intruding on the privacy, safety and security of our homes. We would like to know how parking would be done in the park area. It seems like there are a whole lot of other options available to us that needs to be discussed.

Brittney Wright, 3481 W. Vista Pradera Way, SJC; we have lived there 10 years. There is a stop sign that nobody stops at now and we are concerned that people won't regard the stop sign. We were told it would be a horseshoe, and not go all the way out to River Heights Drive. We moved in this neighborhood hoping to avoid some of that multi-housing density. This is too much too fast and it will bring more crime. I am hoping that something can change and not continue with this plan.

Emmy Southworth, 3482 W. Vista Pradera Way, SJC; I have lived in my home 8 years. We purchase the home here because of the isolation or the buffer from busy streets. Vista Pradera Way now continues through Ivory Crossing and goes all the way to 3200 West. I have concern for this bringing more strangers in our neighborhood. If this proposal goes through, Vista Predera and Lucas Lane, will become a very busy crossway. My home is two homes away from that crossway. I would ask that you do not approve this as is proposed. We should look at making a horseshoe path and not connecting with River Heights Drive.

Ashley Condie, 3565 W. Samee Ridge Drive, SJC; maybe we are jumping the gun a little bit. This goes back to how many times we have been told something different was going to happen with this retention area. My understanding with this large park they are proposing is that the parking lot is going to be directly across from the homes on Gracie May Lane and they are going to be diagonal park lanes. I would ask that they rethink this and maybe put it on the side of River Heights Drive. The traffic will be too busy for our community.

Vice Chair Holbrook closed the Public Hearing.

Vice Chair Holbrook said that applicant is not here so I wonder if our staff can address any of these issues.

Planner Brad Sanderson said it sounds like the bulk of the comments and concerns are regarding the park. I want to remind the audience and the Commission that we are here for rezone of the property to determine the use of the property. There will be an outreach program to all residents in the area; it will likely be this spring. They want to get public input as to how the park could be designed, and to talk more about parking. It is my understanding that it is not going to be a recreational park, it will be a passive park. The north west corner of this property is the lowest part of the property and the City is working with the developer to incorporate that for storm water. Parcel A is something the City would like to work with the developer to incorporate that as part of the park; it is not currently owned by the City. The rest of the property to the north and west is the pond and is owned by the City. The parcel to the north on Gracie May was actually part of the open space requirement for the Cottages of the North District. There was a deal made a long time ago to consolidate it and make an open area. There are a lot of pros and cons with connecting roads and a lot of pros and cons with having a park adjacent. I will say that there is a requirement that all existing stub streets be connected. There is supposed to be a sign that says these stub streets will be connected in the future to notify people of this. This is a City Code requirement for them to be connected to provide connectivity and circulation.

Vice Chair Holbrook said Lot 9 is the triangle piece and it is not part of the rezone. Currently it is a retention pond that is full of water 365 days of the year. We are in the process of considering designs for that.

Planner Sanderson said no, this is a concept map you are looking at here. That is Lot 9 of the North District, that is only part of this because they are going to likely amend Lot 9 to shift the road a few feet to the north. The details will be brought to you at a future date and we will send a notice out for it. This Rezone application is scheduled for City Council next Tuesday, so there is another public hearing to talk about the use for the property.

Vice Chair Holbrook said this rezone is to just bring this property to what the surrounding zones are; is that correct?

City Planner Schindler said yes; it will be the R-2.5 Zone.

Commissioner Ellis asked if the lot sizes would be consistent with the neighbors.

Planner Sanderson said the ones to the north are oversized but will be similar to what you would see in Ivory Crossing. These will be single-family homes.

Commissioner Quinn asked if the City currently owns Lot 9.

City Planner Schindler said they own Lot 9 and the North A lot.

Commissioner Ellis said I hear a lot of concern about traffic and speed through there. Does completing the Gracie May way horseshoe meet the intent of the code to complete stub streets and could that Vista Predera stub off River Heights Drive provide access as well as the neighborhood below?

City Planner Schindler said, we can't answer that question today because technically, by code, if you follow the letter the answer is no; according to our code it must be connected. You can get your answer to that when the subdivision comes back for review.

Commissioner Ellis said, when and if this starts to be developed, you should be involved with the developer and share some of your concerns with him.

Planner Sanderson said the applicant just walked in if you would like to hear from him.

Benson Whitney, Applicant, 633 North, Mountain Green, UT; this is for the property rezone only right now. We are happy to work with the homeowners on the design of the park. If we do sell that land to the City to incorporate some of that into the park, we are happy to work with them on that. Our first choice was the horseshoe design. It is cheaper for us and as developers we want to save money. The City let us know that per code we have to connect that and put it through. We have talked about things we could do to minimize traffic and the speed. We talked about traffic tables and speed bumps, and things of that nature, but those items are not allowed by code. The best thing we can do to reduce speed is to put turns and squiggles in the road. We are thinking ahead and trying to put all of these pieces together.

Commissioner Quinn said I would like to inform the public that although we are making decisions regarding the rezone tonight you would be re-noticed when the subdivision plan comes before our Commission. At that point, we would invite you to come back and express any further concerns that you have.

D.2 Potential Action Item – (See VII.D.1)

Commissioner Quinn made a motion that the Planning Commission recommends to the City Council that it approve the following for property located at 11054 South Lucas Lane:

- **Ordinance 2017-02-Z, rezoning the property from the Agricultural (A-1) Zone to the Residential (R-2.5) Zone.**

Commissioner Ellis seconded the motion. Roll Call Vote was unanimous 4-0. Commissioner Woolley and Commissioner Jolley were absent.

E.1 Issue: TEXT AMENDMENT – AMENDING VARIOUS SECTIONS OF TITLE 17 (PLANNING AND ZONING) OF THE SOUTH JORDAN CITY MUNICIPAL CODE REMOVING SINGLE-FAMILY, ATTACHED AS A RESIDENTIAL PERMITTED AND CONDITIONAL USE.

File No: PLZTA201600890

Applicant: City of South Jordan

This Item was removed from the Agenda by the applicant.

E.2 Potential Action Item – (See VII.E.1)

Removed from Agenda at beginning of the meeting.

VIII. OTHER BUSINESS

None

Commissioner Quinn asked when the Parks Master Plan would come back to us.

City Planner Schindler said it is scheduled for the next Planning Commission meeting on the 24th.

ADJOURNMENT

Commissioner Quinn motioned to adjourn. Commissioner Holbrook seconded the motion. Motion was unanimous. The January 10, 2017 Planning Commission meeting adjourned at 7:30 p.m.

Meeting minutes were prepared by City Recorder Anna West.

This is a true and correct copy of the January 10, 2017 Planning Commission minutes, which were approved on January 24, 2017.

Anna M. West
South Jordan City Recorder